



## 104 Kembla Street WOLLONGONG, NSW

### Excellent Investment Opportunity with Upside Potential

Real Estate Management Group in conjunction with Domain Illawarra Real Estate proudly offers this unrivalled commercial opportunity. Positioned in the heart of Wollongong's vibrant CBD and with a prominent corner location, this property demands attention from all directions.

Key features of the property include:

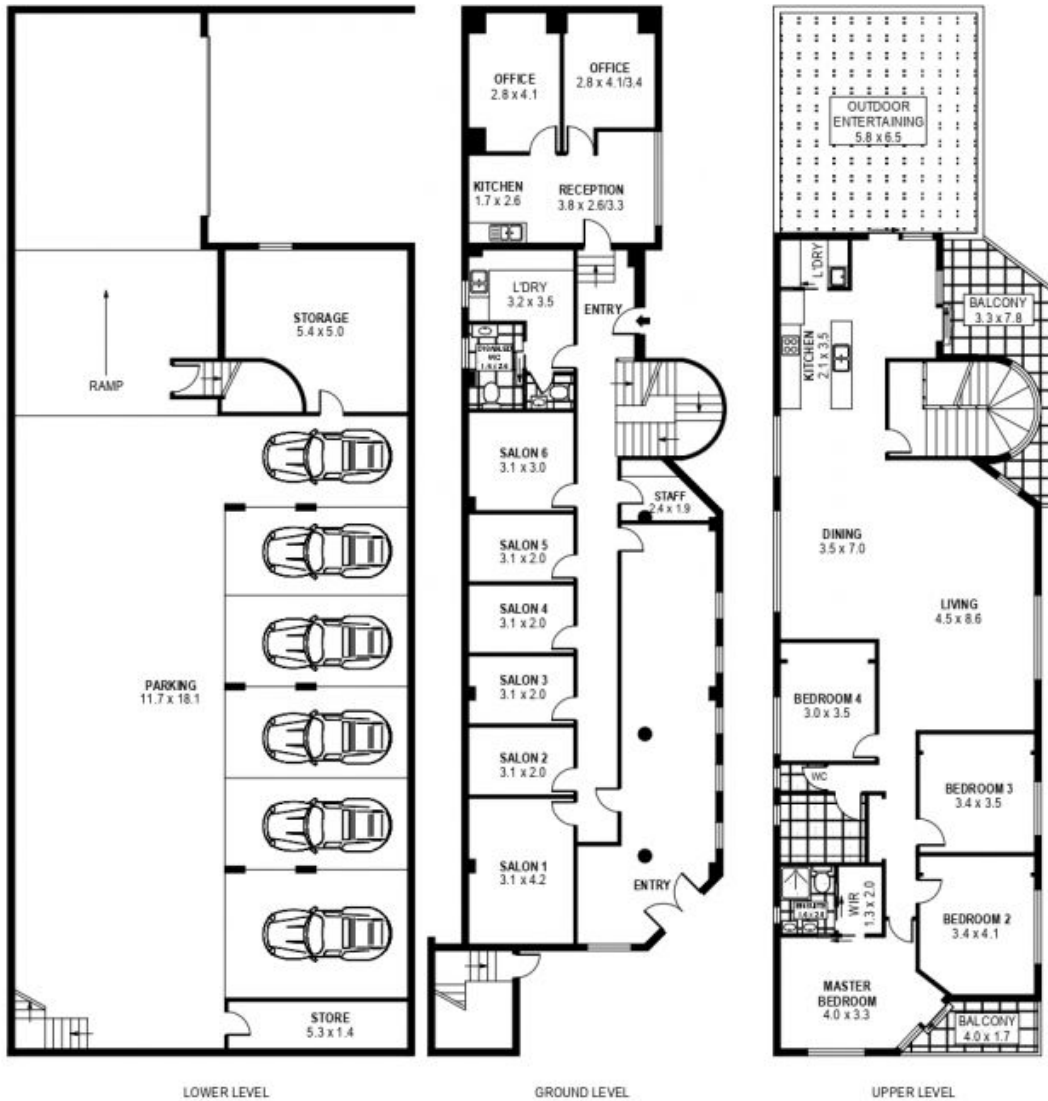
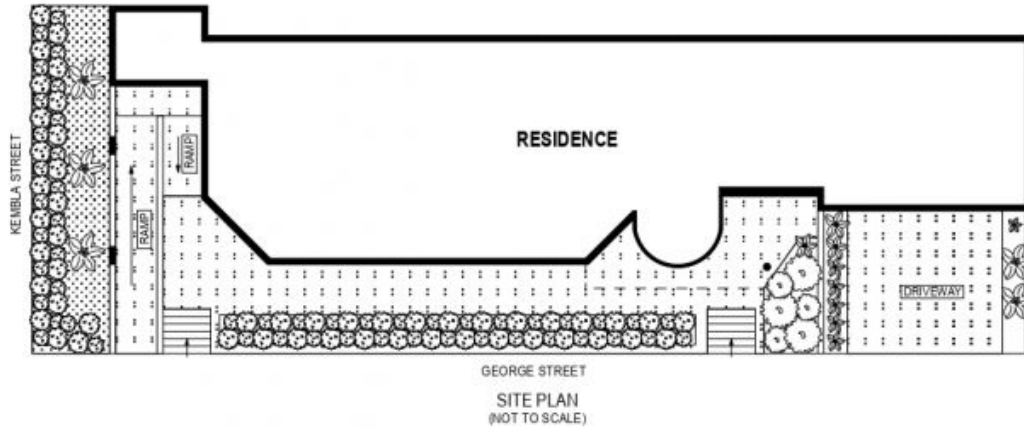
- Two storey building offering residential & commercial an abundance of natural light
- Generous top floor four bedroom apartment with open plan living and huge outdoor entertainment area
- Additional apartment features include two bathrooms, WIR, BIW's , balconies and terrace
- Close proximity to Wollongong Central

**Council Rates:** \$0.00/year (approx)

**Water Rates:** \$0.00/year (approx)

**Strata Rates:** \$0.00/year (approx)

**Real Estate Management Group**



SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No. 92960

INT : 337m<sup>2</sup>  
EXT : 56m<sup>2</sup>  
PARKING & STORAGES : 319m<sup>2</sup>

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